
Site Address:	The Retreat, Croft Lane, Hayling Island, PO11 0LT		
Proposal:	Extension and conversion of existing outbuilding to form ancillary accommodation to the main dwelling.		
Application No:	APP/16/00547	Expiry Date:	27/07/2016
Applicant:	Mr Cooper		
Agent:	Mr P Walker	Case Officer:	Heather Lealan
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at the northern end of Croft Lane which is a private unmade road and serves a small number of residential properties and a small equestrian centre/stables. This site is within the urban boundary. There is a chalet bungalow and rear outbuilding currently occupying the site. Recently the plot has been divided and the area of garden area to the north of the dwelling house has been granted outline planning consent for the construction of two new dwellings and reserved matters consent for one of the two. To the north of the site is a paddock which lies outside of the urban area, to the east is the equestrian centre/stables which also lie outside of the urban area. To the south of the site is the existing single storey building which is Merriville and to the west are the two storey chalet style detached dwelling houses that front onto the main Havant Road in a linear form of development.

The site boundaries are treated by a mix of low walls, fencing and mature vegetation.

2 Planning History

APP/11/01793 - Outline application for the erection of 2No. chalet bungalow style dwellings and new garage for existing dwelling, utilising access onto Croft Lane., NPW,21/12/2012

APP/13/00277 - Outline Application for the erection of 2No. dwellings and new garage for existing dwelling, utilising access onto Croft Lane. (Revised Application)., PERM,20/06/2013

APP/13/00482 - Rear extension and loft conversion incorporating raised roof height and dormers., PERM,24/07/2013

APP/15/01234 - Application for Certificate of Lawfulness relating to continuous use of land to rear of 132 Havant Road for the business of horsebox and coachworks, parking of vehicles, loading and unloading of vehicles and open storage for a number of companies., PERM,29/04/2016

APP/15/01372 - Application for Certificate of Lawfulness relating to existing siting of 1No. 3 bed mobile home and its use for habitable accommodation associated with the use of land., REF,07/07/2016

APP/16/00008 - New mobile home., UNK,

APP/16/00058 - Reserved matters application for the development of Plot 2 and erection of new garage utilising access onto Croft Lane following Outline Application APP/13/00277 (Condition 3(i)(a) and (b) refers)., PERM,01/07/2016

APP/16/00027 - Siting of an additional (second) mobile home for accommodation for

an extra groom (retrospective application)., DEL,
APP/16/00583 - Demolition of existing stable block and erection of 1No. dwelling
incorporating swimming pool and detached double garage.DEL,

3 Proposal

Extension and conversion of existing outbuilding to form ancillary accommodation to the main dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- | | |
|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| DM13 | (Car and Cycle Parking on Residential Development) |

Havant Borough Local Plan (Allocations) July 2014

- | | |
|------|---|
| DM24 | (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development) |
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of the design and impact existing amenities
- (iii) Effect on the neighbouring properties
- (iv) Use of the outbuilding

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of the design and impact existing amenities

7.3 The proposed development would be partially visible from the public realm to the front and side (north). However, it is considered that the enlarged outbuilding can be adequately accommodated within the extent of the site and sufficient amenity space would still be retained in the rear garden area. The proposal is of a pitch roof design and this accords with the existing outbuilding. It is considered that it cannot be demonstrated that demonstrable harm will be caused to the visual amenities of the streetscene through the construction of this proposal. Sufficient parking provision is available on site.

(iii) Effect on the neighbouring properties

7.4 The proposal is to be situated close to the northern, southern and western boundaries. Predominantly, it will only be the upper part of the development that will be visible above the boundary treatments. The closest buildings to the proposal are the outbuildings of the adjoining sites. As such, it is not considered that there will be an unacceptable adverse impact on the amenities of the occupiers of the adjacent dwellings.

(iv) Use of the outbuilding

7.5 It is important that the ancillary relationship between the outbuilding and existing dwelling be maintained, as independent occupation would suffer from lack of amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also fall contrary to the NPPF and policy CS17.

7.6 In addition, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11(11) and Allocations Plan policy DM24. For these reasons, a planning condition is recommended to restrict the use of the outbuilding only for the stated purpose, precluding it from being established as a separate unit of accommodation.

7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00547 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan received 1 June 2016
Block Plan received 24 May 2016
Existing and Proposed Elevations received 24 May 2016
Proposed Layout received 24 May 2016
Section drawing received 24th May 2016
Section drawing received 24th May 2016

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.